

**CITY OF EAST PROVIDENCE
STATE OF RHODE ISLAND
ZONING BOARD OF REVIEW**

A meeting of the Zoning Board of Review will be held in the Council Chambers, City Hall, 145 Taunton Avenue, East Providence, Rhode Island, on Wednesday evening, June 27, 2007, at 7:00 P.M. The following applications for Special Use Permit (s) and Variance(s) will be heard in accordance with State Law and Zoning Ordinance.

CONTINUED BUSINESS

1. (A) CARLOS and MARIA BOLARINHO, request permission to retain an existing garage and decking, both of which were constructed without the benefit of a building permit, defined as an expansion of a non-conforming land use as a result of the subject property already being improved with a two-unit dwelling, for property located at 83 LEONARD AVENUE, being MAP 206 BLOCK 19 PARCEL 12, in a RESIDENTIAL 6 DISTRICT. (Special Use Permit)

(B) CARLOS and MARIA BOLARINHO, request permission to retain an existing garage and decking, both of which were constructed without the benefit of a building permit, without complying with both minimum side-yard setback requirements as well as exceeding both maximum building and impervious lot coverage requirements, for property located at 83 LEONARD AVENUE, being MAP 206 BLOCK 19

PARCEL 12, in a RESIDENTIAL 6 DISTRICT. (Dimensional Variances)

2. BEVERAGE HILL REALTY, LLC requests permission to engage in open storage, said accessory storage being associated with an existing landscaping operation, for property located on TAYLOR DRIVE, being MAP 502 BLOCK 02 PARCEL(S) 23 and 24, in an INDUSTRIAL 2 DISTRICT. (Special Use Permit)

3. KENNETH and EDWINA GONSALVES, requests permission to retain an existing swimming pool without complying with the minimum accessory setback requirement, as well as exceeding maximum building and impervious lot coverage requirements, for property located at 57 – 59 Magnolia Street, being MAP 404 BLOCK 1 PARCEL 12, in a RESIDENTIAL 3 DISTRICT. (Dimensional Variance)

4. STEPHEN and JOANNE GREENLEAF, request permission to convert an existing accessory garage to principal living space without complying with the minimum rear-yard setback requirement, for property located at 30 HOLBROOK AVENUE, being MAP 403 BLOCK 9 PARCEL 5, in a RESIDENTIAL 3 DISTRICT. (Dimensional Variance)

5. ED and KAREN THOMSEN, request permission to construct several additions onto an existing single-family dwelling without complying

with the minimum front-yard setback requirement, for property located at 50 BERWICK PLACE, being MAP 504 BLOCK 1 PARCEL 73, in a RESIDENTIAL 3 DISTRICT. (Dimensional Variance)

6. 945 WARREN AVENUE, LLC requests permission to alter existing property boundaries (Administrative Subdivision approval having already been granted), resulting in revised designated Parcel 2 failing to comply with the maximum impervious lot coverage requirement, for property located at 945 WARREN AVENUE, being MAP 507 BLOCK 10 PARCEL 2, in a split-zoned RESIDENTIAL 2 DISTRICT and INDUSTRIAL 1 DISTRICT. (Dimensional Variance)

7. CELESTINO ANTONIO requests permission to reuse a beauty salon without complying with the minimum off-street parking requirement, for property located at 145 WARREN AVENUE, being MAP 106 BLOCK 26 PARCEL 11, in a RESIDENTIAL 6 DISTRICT. (Dimensional Variance)

8. (A) EB PROPERTIES, INC. requests permission to introduce a fitness center, otherwise defined as a prohibited land use, for property located at 652 – 664 BULLOCKS POINT AVENUE, being MAP 413 BLOCK 12 PARCEL 2, in a COMMERCIAL 2 DISTRICT. (Use Variance)

(B) EB PROPERTIES, INC. requests permission to introduce a fitness center and a take-out Chinese restaurant, without complying with the

minimum off-street parking and maximum signage requirements, for property located at 652 – 664 BULLOCKS POINT AVENUE, being MAP 413 BLOCK 12 PARCEL 2, in a COMMERCIAL 2 DISTRICT. (Dimensional Variances)

NEW BUSINESS

1. WESLEY and LOIS McCOY, JR., request permission to construct several additions onto a single-family dwelling without complying with minimum side and rear-yard setback requirements, for property located at 13 CEDARWOOD DRIVE, being MAP 612 BLOCK 14 PARCEL 15, in a RESIDENTIAL 3 DISTRICT. (Dimensional Variances)

2. WAYNE C. BONADIE, requests permission to retain / construct several additions onto a single-family dwelling without complying with minimum side-yard setback requirement and exceeding maximum building coverage requirement, for property located at 52 WHITE AVENUE, being MAP 313 BLOCK 6 PARCEL 16, in a RESIDENTIAL 4 DISTRICT. (Dimensional Variances)

3. LEE and KATHY EDSTROM, request permission to construct an addition onto a single-family dwelling without complying with minimum side-yard setback requirement and exceeding the maximum number of stories requirement, for property located at 25 SEA VIEW AVENUE, being MAP 415 BLOCK 7 PARCEL 8, in a RESIDENTIAL 3 DISTRICT. (Dimensional Variances)

4. BERNARD J. WILSON, requests permission to construct an addition onto a pre-existing two-unit dwelling, defined as an expansion of a pre-existing nonconforming land use, for property located at 114 MAPLE AVENUE, being MAP 312 BLOCK 17 PARCEL 9, in a RESIDENTIAL 6 DISTRICT. (Special Use Permit)

5. ANTHONY MANUEL and DAVID PACHECO, request permission to construct an addition onto a pre-existing two-unit dwelling, defined as an expansion of a pre-existing nonconforming land use, for property located at 40 OUTLOOK AVENUE, being MAP 307 BLOCK 25 PARCEL 2, in a RESIDENTIAL 4 DISTRICT. (Special Use Permit)

6. (A) KEVIN ANDRE and JESSICA GAGNON, request permission to expand an existing two-unit dwelling that was previously approved by variance, thereby being defined as a prohibited expansion, for property located at 26 RIVER STREET, being MAP 312 BLOCK 67 PARCEL 2, in a RESIDENTIAL 4 DISTRICT. (Use Variance)

(B) KEVIN ANDRE and JESSICA GAGNON, request permission to expand an existing two-unit dwelling, resulting in exceeding the maximum building and impervious lot coverage requirements, for property located at 26 RIVER STREET, being MAP 312 BLOCK 67 PARCEL 2, in a RESIDENTIAL 4 DISTRICT. (Dimensional Variances)

**EDWARD PIMENTEL, AICP
ZONING OFFICER / CLERK**

**“INDIVIDUALS REQUESTING INTERPRETER SERVICES FOR THE
HEARING IMPAIRED MUST CALL 435-7500 OR 431-1633 (V/TDD),
FORTY-EIGHT (48) HOURS IN ADVANCE OF THE MEETING DATE.”**